City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250462
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Accepting a Brownfields Cleanup Grant from the U.S. Environmental Protection Agency in the amount of $4,000,000.00; estimating revenue in the amount of $4,000,000.00 in the Brownfields Fund; appropriating funds to certain accounts within the Brownfields Fund; and designating requisitioning authority.

Discussion

On May 16, 2025, the U.S. Environmental Protection Agency selected Kansas City to receive a Brownfields Cleanup Grant in the amount of $4,000,000.00 to remediate properties in the Washington Wheatley neighborhood. The subject properties include forty-seven (47) vacant lots owned by the Land Bank of Kansas City, Missouri and the Kanas City Missouri Homesteading Authority, and the site of the former Benson Manufacturing Company immediately to the north of the vacant lots.

The 47 vacant lots, generally located between 19th St. and 20th Ter., Kansas Ave. to College Ave., were included in the Kansas City Housing Accelerator program in 2024 to promote affordable housing options and eliminate blight. An environmental assessment in October 2024 found lead contamination above residential levels on 84% of the vacant lots. Historic records also suggest that most of the vacant lots contain buried basement and foundations filled with debris. Based on the periods of construction, the debris may contain asbestos-containing materials and other hazardous wastes. The estimated cost of remediation for the vacant lots, including the removal of buried basement and foundations, is approximately $1,955,486.00

The Benson Manufacturing Site consists of two vacant, city-owned properties located at 3005 E. 18th St. and 1811 Agnes Ave. that comprise a city block of 2.68 acres. Benson Manufacturing Co. produced brass and aluminum products, including aircraft parts, barrels and light fixtures from at least 1936 to the 1970s. The site also hosted other commercial and industrial uses. An environmental assessment report in September 2024 found hydrocarbon contamination in surface soils on approximately 75% of the site at concentrations above residential and non-residential levels, and chlorinated solvents in subsurface soil in one location above residential levels. Metals and hydrocarbon contamination were also identified in groundwater. The investigation also found evidence of extensive buried foundations and debris

to a depth of at least five feet. The estimated cost of remediation is approximately $2,529,428.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   If awarded, grant revenue is to be estimated to a new account within Fund 2550 – Brownfields Revolving Loan; Department 645020 – Brownfield Federal Grants.

3. How does the legislation affect the current fiscal year?
   May increase revenues by $4,000,000.00. No local match or cost share is required.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   One-time potential revenue increase.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   The grant is expected to leverage new public and private investment in the form of new construction of residential, commercial or other improvements, and related infrastructure, all of which may generate future tax revenues. The cleanup of the vacant lots is anticipated to leverage approximately $6.9 million in new home construction.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☒ Yes ☐ No

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Housing and Healthy Communities (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
   ☒ Maintain and increase affordable housing supply to meet the demands of a diverse population.
   ☒ Address the various needs of the City's most vulnerable population by working to reduce disparities.
   ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
   ☐ Ensure all residents have safe, accessible, quality housing by reducing barriers.
   ☐ Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Res. 240933 authorizing submittal of a brownfields cleanup grant application to EPA.

Service Level Impacts

It is estimated that the $4 million EPA grant will clean up approximately 6.34 total acres of land, remove health risks and blight, and otherwise help make the subject properties ready for reuse, investment and construction.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Vulnerable populations, environmental justice communities, and current and future residents living or working on or near the vacant lots and Benson Mfg. site will benefit from the cleanup activities performed with grant funds.

2. How have those groups been engaged and involved in the development of this ordinance?

Stakeholders, including non-profits, neighborhood organizations, and interested residents will be informed and invited to provide input concerning remediation activities through local newspaper advertisements, and through other public meetings of the Kansas City Brownfields Initiative and the Kansas City Brownfields Commission.

3. How does this legislation contribute to a sustainable Kansas City?
   The EPA grant helps to cleanup and reuse vacant, idle and blighted property, and reuse and improve existing infrastructure. Reuse of the vacant lots and former Benson Mfg. site helps the City make more efficient use of its existing investments, increase density, promote public transit, reduce vehicle miles traveled and related carbon emissions, and reduce the overall cost of providing services to residents. Moreover, cleanup and redevelopment of these sites enhances environmental quality, helps to address social inequity and environmental justice issues, and contributes to the economic vitality of the old northeast neighborhoods and the City overall.

4. Does this legislation create or preserve new housing units?
   Yes (Press tab after selecting)

   Total Number of Units To be determined.
   Number of Affordable Units To be determined.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   Please Select (Press tab after selecting)

   Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)